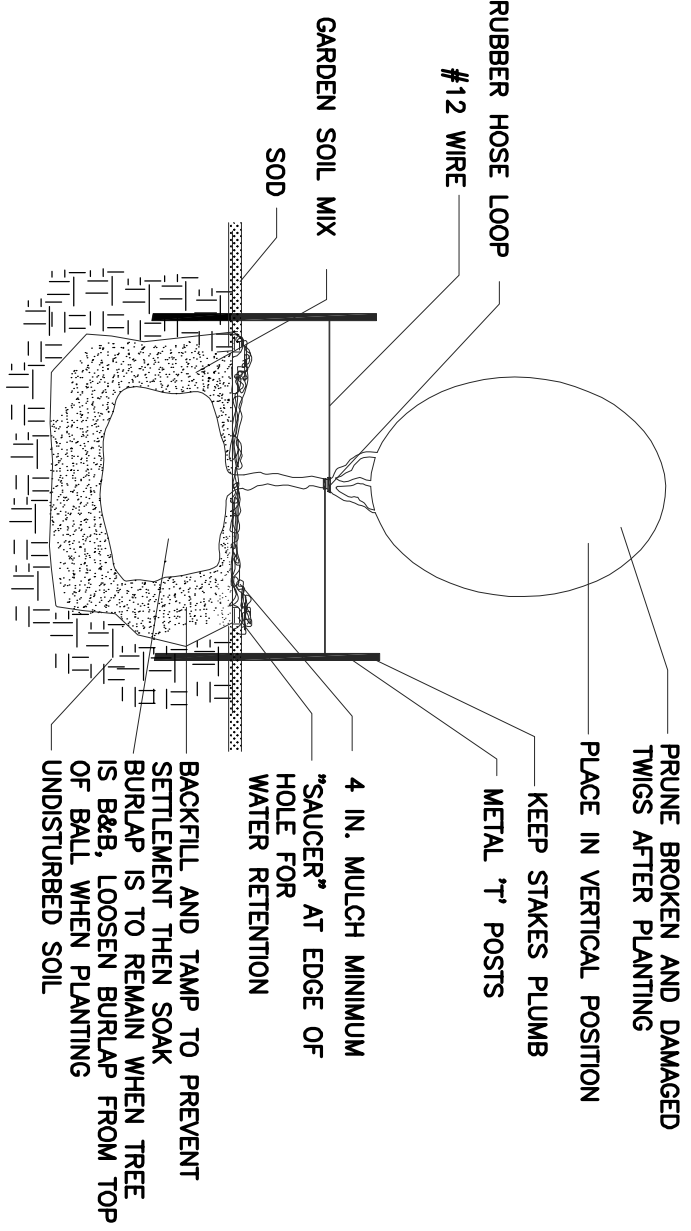
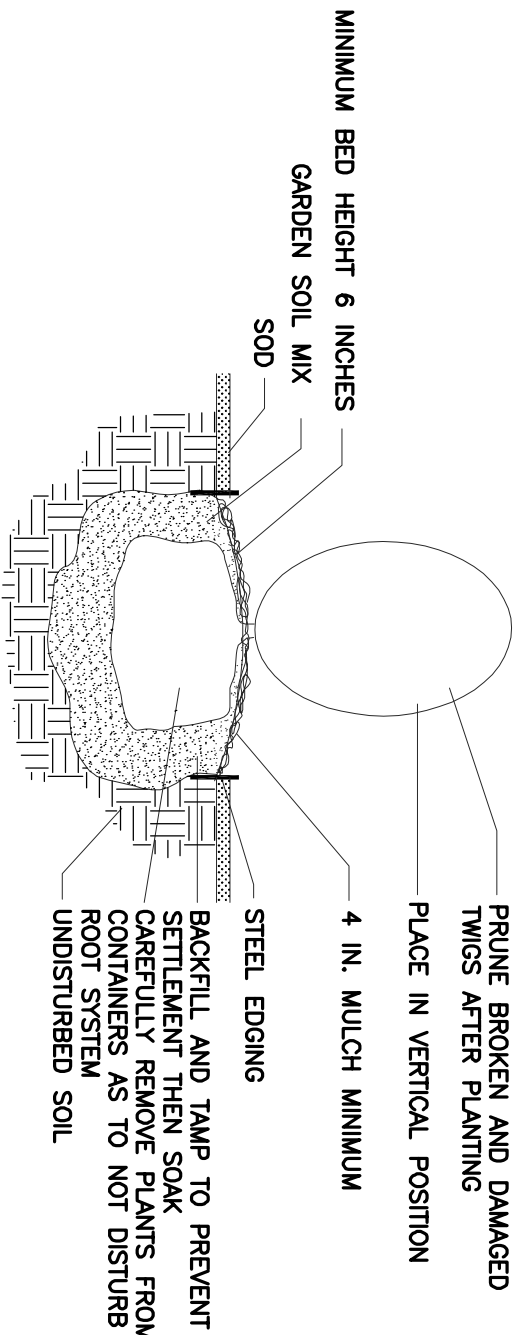


DEVELOPER SHALL EMPLOY A CONSULTING ARBORIST PRIOR TO START OF CONSTRUCTION TO ADVISE CONTRACTOR ON BEST METHODS TO PROTECT AND MINIMIZE DAMAGE TO THE 30" AND 24" OAK TREES TO REMAIN



2 TREE PLANTING DETAIL  
1" = 20'-0"



3 SHRUB PLANTING DETAIL  
1" = 20'-0"

LANDSCAPE CONSTRUCTION NOTES

1. PROVIDE 4"x1/8" STEEL LANDSCAPE EDGING WITH STAKES BETWEEN ALL GRASS AND BED AREAS.
2. BED AREAS (STEEL EDGING) TO BE LOCATED AT LEAST 2'-0" FROM BACK OF CURB.
3. PROVIDE A MIN. 2" DEPTH OF SHREDED HARDWOOD MULCH IN ALL BED AREAS. FINISHED GRADE OF MULCH SHALL BE 1/2" BELOW THE STEEL EDGING OR CONCRETE CURB. SUBMIT A SAMPLE OF THE MULCH FOR APPROVAL BY OWNER.
4. PRIOR TO LANDSCAPE INSTALLATION, REVIEW THE SUBSURFACE DRAINAGE CONDITIONS AND INSTALL THE MATERIALS HIGH IF NECESSARY. NOTIFY OWNER PRIOR TO PLANTING IF THE EXISTING CONDITIONS MIGHT JEOPARDIZE THE PLANT MATERIALS "LIVABILITY". PROVIDE POSITIVE DRAINAGE IN ALL GRASS AND BED AREAS.
5. PROVIDE A MIN. 5'-0" DIAMETER TREE WELL WITH A 4'-0" SAUCER FOR ALL TREE PLANTINGS WITH MIN. 3" DEPTH OF MULCH INSIDE SAUCERS.
6. PROVIDE COMPLETE IRRIGATION SYSTEM, INCLUDING DESIGN DRAWINGS AND SPECIFICATIONS. TO BE REVIEWED AND APPROVED BY ENGINEER PRIOR TO INSTALLATION. PROVIDE ZONE MAP UPON COMPLETION.
7. TREES SHALL BE ZONED SEPARATELY WITH BUBBLER AT EACH TREE LOCATION.
8. PROVIDE A BACKFLOW PREVENTION DEVICE IN ACCORDANCE WITH LOCAL UTILITY REGULATIONS ON THE IRRIGATION SYSTEM WITH LOCKABLE CAGE TO PREVENT THEFT OR TAMPERING.
9. BACKFLOW DEVICES SHALL BE TESTED UPON COMPLETION IN ACCORDANCE WITH LOCAL UTILITY REGULATIONS.

LANDSCAPE CALCULATIONS

LOT 12R TOTAL AREA:	28,967 SF
BUILDING:	7,000 SF
SIDEWALK/PAVING:	14,511 SF
DEVELOPED AREA:	21,511 SF
REQ'D LANDSCAPE AREA @ 15%:	4,346 SF
ACTUAL LANDSCAPE AREA:	7,496 SF
TREE COVERAGE	x 50 %
REQUIRED TREE COVERAGE	3,728 SF
CANOPY TREE COVERAGE	x 50 %
CANOPY TREE AREA	1,864 SF
REQ'D CANOPY TREES (>3")	@ 350 SF/TREE
	6 TREES
NON-CANOPY TREE AREA	1,864 SF
	@ 150 SF/TREE
REQ'D NON-CANOPY TREES (<3")	13 TREES
TOTAL TREES REQUIRED	19 TREES
CANOPY TREE COVERAGE PROVIDED	10 TREES
NON-CANOPY TREE COVERAGE PROVIDED	10 TREES

SPECIAL NOTE:  
BEST EFFORTS WILL BE MADE TO PRESERVE EXISTING 30" AND 24" OAK TREES. EXISTING 48" OAK TREE TO BE REMOVED.

LANDSCAPE MATERIALS

- A. CREPE MYRTLE TREE (LAGERSTROEMIA INDICA) 6"-8" MULTI-TRUNK B&B COLOR TO BE "TUSCARORA RED"
- B. POND CYPRESS TREE (TAXODIUM ASCENDENS) >3" CAL. @ 12" ABOVE BASE OF TRUNK
- C. INDIAN HAWTHORNE "WHITE", 5 GALLON
- D. ST. AUGUSTINE SOD

DEVELOPMENT SERVICES, INC.

TEXAS REGISTRATION #F-002239

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COMMERCIAL REDEVELOPMENT

712 EAST VILLA MARIA ROAD  
BRYAN, TEXAS

REALM REALTY  
900 TOWN & COUNTRY LANE, SUITE 210 HOUSTON, TEXAS 77024

No:	ISSUE:	DATE:
0	PERMIT	04/28/15

DRAWN	SWG
CHECKED	SWG
DATE	04/28/15
SHEET TITLE	LANDSCAPE SITE PLAN
ALL DRAWING AND WRITTEN INFORMATION HEREON SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEMS, WITHOUT THE WRITTEN CONSENT OF DEVELOPMENT SERVICES, INC.	

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